



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 23, 2006

SUBJECT: **2005-0912 - Valley Faith United Methodist Church**
[Applicant] **Santa Clara County Chapter Extension**
Society of Methodist Church [Owner]: Application for
related proposals on a 1.6-acre site located at **1251 Sandia**
Avenue (near Fairwood Av) in a P-F (Public Facility) Zoning
District.

Motion **Use Permit** to demolish an existing 6,700 square foot
church and construct a new two-story building up to 19,000
square feet to allow day care, religious activities, and
recreational uses;

Motion **Variance** from Sunnyvale Municipal Code section
19.38.070(f) to reduce the frontage landscape strip width.

REPORT IN BRIEF

Existing Site Existing 6,700 square foot Church building and
Conditions offices

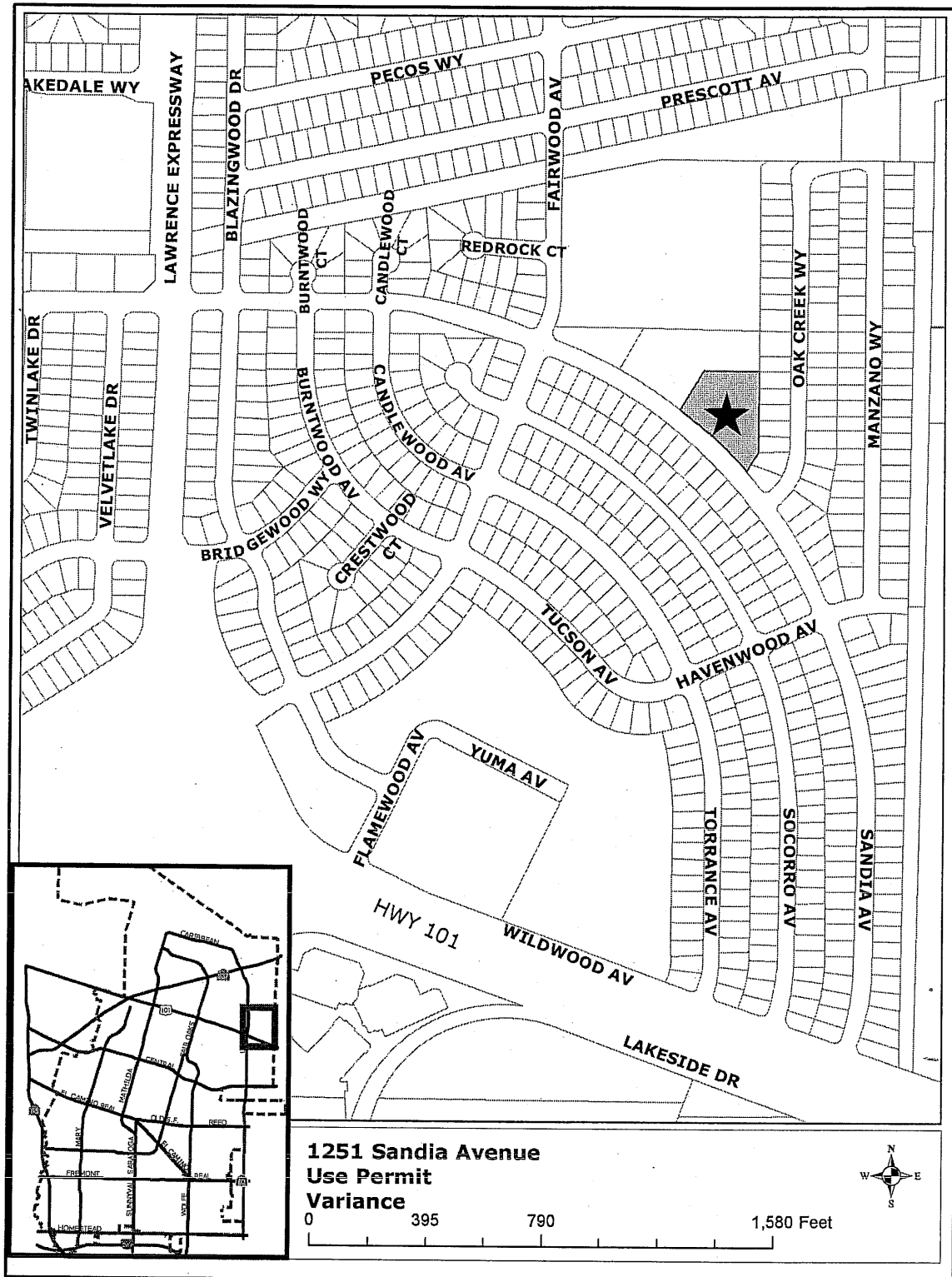
Surrounding Land Uses

North	Fairwood Park and Elementary School
South	Single-Family Homes
East	Single-Family Homes
West	Fairwood Park and Elementary School

Issues Design compatibility and intensity of use

Environmental A Negative Declaration has been prepared in
Status compliance with California Environmental Quality
Act provisions and City Guidelines.

Staff Approve with conditions
Recommendation



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Public Facility	Same	Public Facility
Zoning District	PF	Same	PF
Lot Size	1.55 acres 67,518 sq ft	Same	none
Gross Floor Area (s.f.)	6,700	18,972	No maximum
Lot Coverage (%)	9.9%	21.3%	40% max.
Floor Area Ratio (FAR)	9.9%	28%	No maximum
No. of Buildings On- Site	2	1	By Use Permit
Building Height (ft.)	15	32 Roof 41 Architectural Projection	No Maximum
No. of Stories	1	2	2 max.
Setbacks (Facing Property)			
Front	110	74	25 min.
Left Side	94	18,4"	11 min.
Right Side	23	64'9"	7 min.
Rear	41	22	20 min.
Landscaping (sq. ft.)			
Total Landscaping	45,000	18,282	13,500 min.
Frontage Width (ft.)	10	10	15 ft. min.
Buffer (ft.) Adj. Residential	N/A	10	10 ft. min.
Parking Lot Area Shading (%)	None	53	50% min. in 15 years
Parking			
Total Spaces	45	85	85 min.
Standard Spaces	45	59	53 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Compact Spaces/ % of Total	None	22/25%	30/35% max.
Accessible Spaces	None	4	2 min.
Aisle Width (ft.)	20	26	26 min.
Bicycle Parking	None	None proposed	Guideline 1 per 30 employees and 1 per 40 seats
Stormwater			
Impervious Surface Area (s.f.)	22,000	49,238	43,560 < Group I threshold
Impervious Surface (%)	32%	73%	No Maximum

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The project includes the demolition of the existing 6,700 square feet of church facilities feet to allow for the construction of a new church facility building of approximately 19,000 square feet and associated site improvements. The proposed facility and use of the site is intended to allow for typical place of worship activities that include a sanctuary, offices, meeting rooms, and a multi-purpose room (assembly hall and gym). The uses intended for occupancy in the building include a weekday day care facility, weekend worship services, weekday evening meetings, and recreational use of the multi-purpose room as a gym at various times during the week. Special events, such as funerals and weddings, are also associated with the requested use.

Background

Previous Actions on the Site: The following table summarizes previous relevant planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1958-0001	Use Permit to establish church	PC/Approved	1-27-58
1997-0534	Use Permit for mobile trailer (second building)	Admin/Approved	2-12-97
1972-0006	Rezone from R-0/PD to R- 2/PD (area of Fairwood Park)	CC/Denied	10-24- 72

Environmental Review

Although the application was originally advertised as including a Mitigated Negative Declaration, upon final staff review no significant environmental impacts were attributed to the application and a Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment C, Initial Study). Staff reviewed a traffic circulation and parking study in conjunction with the application and determined no additional impacts were generated by the proposed design or mixture of uses that was not previously accounted for in citywide traffic impact analysis and planning. In addition, the increase of trips onto Sandia Avenue was not significant in comparison to its current traffic volume and function as a neighborhood collector street. The project is subject to the citywide transportation impact fee to mitigate cumulative traffic impacts.

Use Permit

Detailed Description of Use: The proposed facility is intended to allow for a variety of uses traditionally associated with religious facilities and day care. The building includes new classroom and meeting facilities that currently do not exist, an expansion of sanctuary seating by approximately 50 seats, and the new multi-purpose assembly/gym area with a kitchen. The current congregation's regular membership is approximately 160 people.

<i>Principal Uses</i>	<i>Description</i>	<i>Hours</i>
Day Care	Maximum 10 infants plus 48 pre-school age children	-Weekdays estimated from 8:00am to 5:00pm
Worship Services	253 seat sanctuary with one service occurring at any one time of day; <i>multi-purpose room not intended for worship services</i>	-Saturday evening 1 service -Sunday morning 1 service, 2nd service if needed -Miscellaneous evening and holiday services -Misc. events as needed (e.g. weddings, funerals)
Social Activities and Group Meetings	Small group meetings and study groups	-Primarily weekdays 7- 10 pm; may include early morning or daytime meetings
Recreation	Use of Multi-purpose room for open gym sports; social gatherings	-No use of facility after 10 pm

Site Layout: The site has two points of vehicle access from Sandia Avenue with centrally located pedestrian walkways connecting to Sandia. The site plan shows the building set back from the street with landscaping and two rows of parking between the building and the street. Note that a variance for street landscape strip frontage width of ten feet is requested by the applicant where fifteen is required. Further discussion is provided in the Variance Section. Two rows of parking are also between the building and the adjacent residential properties to the east. A 10-foot buffer yard with trees and a fence separate the parking from the single-family homes' rear property line. The proposal includes open yard areas along the north and west property lines primarily intended for use by the day care facility. These yard areas abut the Fairwood Park. Fairwood Elementary School is approximately 300 feet to the west.

Stormwater Management: The site's impervious surface area exceeds one acre of area and is required to meet Group I stormwater treatment and retention requirements for the entire site. The project directs runoff from impervious surfaces to vegetative swales with filters for cleansing and retention. The project has also incorporated use of a permeable paver system for the emergency vehicle turnaround area at the northeast corner of the site.

The following Guidelines were considered in analysis of the project site design.

Citywide Design Guidelines	Comments
<i>Site Design A3-Develop transition between projects with different uses and intensities to provide a cohesive visual and functional shift. Create transition by using appropriate setbacks, gradual building height, bulk, and landscaping.</i>	The site layout has maximized setbacks from the adjacent residential uses to the east and south. Landscaping is provided along the perimeter of the entire site.
<i>Site Design B1-Locate Site components such as structures, parking, driveways, walkways, landscaping and open spaces to maximize visual appeal and functional efficiency.</i>	The design has positioned the building to the rear of the site mitigating visual bulk while providing parking near the street and along the east property line. This maximizes the parking layout. The design has efficient vehicular access and ease of circulation for both service vehicles and visitors. The parking areas include perimeter landscaping with trees and shrubs.
<i>Site Design B5-...Limit paved areas of non-residential development to one double row of parking and locate the rest of parking elsewhere on site.</i>	The proposed design meets this standard.

Citywide Design Guidelines	Comments
<i>Site Design B7- ...Orient buildings toward public streets and provide view corridors into the project site...</i>	The main entrance of the building is at the corner of the building oriented southeast towards Sandia Avenue. The Sandia frontage also includes a central walkway creating a view corridor to the building.

Architecture: The design of the building includes one-story and two-story components with a mezzanine in the sanctuary and a high volume ceiling for the multi-purpose building. The building is oriented towards Sandia Avenue with the office lobby and sanctuary entrance facing Sandia Avenue. As viewed from Sandia Avenue, the building is divided into two major components with a two-story element for offices and classrooms situated on the west side of the site and the sanctuary element located at the southeast end of the building. The third second-story element for the multi-purpose room is not visible from the street, but is separated on the upper level from the sanctuary and office creating a third distinguishable section to the building design as viewed from angles other than the street.

The design of the building provides varying rooflines and heights. The maximum height of the building is for an architectural projection at the sanctuary entrance which extends to 39 feet in height. The peak of the roof for the other areas of the building are at 30 feet from grade with a 3:12 pitch to the gable roof. The pad for the building includes 2 feet of fill bringing the total height of the building to 32 feet for the roof ridgeline and 41 feet for the projection. The ridge of the gables runs parallel to Sandia exposing the roof material to view from the street and providing a contrast of texture to the building façades.

The building design has multiple building planes to create relief and to accentuate architectural interest. The façades treatments include:

- ♦ Overhanging gabled main entry with decorative columns
- ♦ First and second story windows
- ♦ Second ground level entrance on a different angled plane to the sanctuary entrance
- ♦ Tower projection to the left of the sanctuary mimicking the roof lines to the sanctuary roof
- ♦ Stained glass windows
- ♦ Accent design imprints and scoring

The exterior materials are primarily a stucco finish to the walls in two color tones. The base of the building also has stone veneer as a base to the columns and prominent architectural features. A brown colored composition shingle

material is proposed for the roof. The colors feature off-white and tan colors with a teal colored accent.

Staff is recommending some changes to the color palette by removing the teal as an accent color while maintaining the off-white and light tan colors as the primary colors for the building. Staff believes teal is inappropriate due to concerns about its ability to age well, but encourages an alternative colorful richer accent color in its place. Staff is recommending the roof material be upgraded to from the proposed 30-year composition material to a composition shingle type that ensure a dimensional appearance and high level of texture. Staff has also included a condition to review final accent techniques for the building to review the proposed built up stucco finishes and trims for design compatibility and texture contrast between the various colors and treatments of the building. For the building components staff has focused primarily on the window pattern for the western two-story classroom section of the building. A condition is included to modify some of the windows to include a gridded pattern to enhance the level of interest for this facade.

The following Guidelines were considered in the analysis of the project architecture.

Citywide Design Guidelines	Comments
<i>Site Design B1 –Break up large building into groups of smaller segments whenever possible to appear smaller in mass and bulk.</i>	The applicant has distinguished the building parts visually by creating three main parts.
<i>Building Design B9- Interrupt front façades on large structures by various architectural elements such as trellises, balconies, steps, opening, etc., every 30 feet to appear smaller in scale.</i>	The façades include multiple changes of wall planes with windows, entries, and projections to interrupt the facade.
<i>Architecture and Design C1- Maintain diversity and individuality in style but be compatible with the character of the neighborhood.</i>	The design approach treats the building as traditional quasi-public use (Church) as opposed to designing the building with a residential appearance. The design has minimal height and low pitch for its two-story elements and large setbacks from residential uses to be compatible with the residential neighborhood.

<i>Architecture and Design C5- Building shall have three distinct components: base; middle; and top. Define each component by horizontal and vertical components.</i>	The applicant has distinguished the building elements with a combination of colors and materials for the base and middle. The roof treatment defines the top of the building.
<i>Architecture and Design C9-Include decorative building elements in the design of all buildings. Add more interest to buildings by incorporating changes in wall plane, and height, arcades, porticos, trellises, pooches, balconies, dormers, windows, openings, etc.</i>	Decorative elements are included in the façade with stained glass, columns supporting the entry overhang, decorative accents, and façade scoring.

Landscaping:

The applicant utilizes landscaping to soften the edges of the site and to provide screening and shading. The project has approximately 28% of the lot area as landscaping. The applicant has also included decorative paving near the entrances to the buildings and walkways extending to the street. The primary landscape areas are the frontage strip along Sandia, the buffer yard along the east property line, and the yard areas in rear of the site. The applicant has requested a Variance proposing 10 feet where 15 feet is required. Discussion of the specific Variance findings are provided in the Variance section of this report. The project is in compliance with parking lot tree shading requirements and includes approximately 45 total trees on the site, an increase of 35 trees from existing conditions.

The site currently has five protected trees. Protected trees are those that measure 38 inches or greater in circumference when measured at four feet from the ground. The protected trees are primarily located in the center of the site and are in fair to poor condition. These trees are mostly slated to be displaced by the building footprint. However, the applicant is attempting to relocate five trees on the site including one each of a 12 and a 15-inch diameter pine tree. The plans for this project also include relocating one of the five protected trees while removing the other trees. The City Arborist finds that due to the development footprint and the quality of the specimens that their removal is justified.

The right-of-way sidewalk configuration is atypical along the subject frontage by not providing for a landscape strip. The design includes paving for the full 11 feet of right-of-way with tree wells near the curb. This is not a standard city specification and does not match abutting properties either. Staff has recommended that the applicant remove the pavement nearest the curb

between the tree wells creating a partial frontage strip. The other options for this area include leaving the wide sidewalk as is or removing the street trees by constructing a new monolithic sidewalk to match the walkway to the west and replant street trees behind the sidewalk.

The following Guidelines were considered in analysis of the project landscaping.

Name of Guidelines	Comments
<i>Site Design B11- Define site boundaries by landscaping and bands of decorative paving to announce entry.</i>	The perimeter includes a buffer yard and landscape strips. Decorative paving is included in the design at the east entrance.
<i>Landscaping A2- Preserve and incorporate existing natural features, particularly trees, on a site into the landscape design of projects.</i>	The applicant intends to attempt to relocate four trees out of the footprint of development.
<i>Landscaping D2-Fully screen parking areas adjacent to public streets by landscaping and berming ...</i>	The buffer yard screens parking from the homes to the east. Staff has recommended a condition for landscape screening along Sandia.

Parking/Circulation:

The site is designed to have vehicular access from both the west and east ends of the Sandia frontage. Two centrally located pedestrian walkways provide access to Sandia as well. Parking is located in front of the church and along the east side of the facility both as double-loaded aisles. An emergency vehicle turnaround is provided at the end of the eastern aisle of parking.

The project includes 85 on-site parking spaces, meeting the minimum parking requirement for the number of fixed seats in the sanctuary. The applicant has also been able to secure an agreement with Sunnyvale School District to allow for overflow parking of 50 spaces on their adjacent site. The school parking lot is separated from the church by a City park and is about 300 feet to the west of the site. Entrance to the parking lot is also from Sandia Avenue.

Although 135 parking spaces have been provided with the project, the configuration and potential use of the multi-purpose room could create potential parking deficiencies. The multi-purpose room is viewed as open area for assembly which has a parking rate of 1 space per every 21 square feet of open area resulting in a total demand that exceeds 200 parking spaces. The applicant has responded by indicating that use of the multi-purpose room for assembly uses would not be concurrent with use of the sanctuary. Furthermore, per the building code the occupancy rating for the area is estimated to be 283 persons. If a parking factor of one space per every three

seats (persons) was utilized the parking demand for the maximum occupancy would be 94 parking spaces. This is well below the 135 spaces available for events. The current arrangement results in the availability of 1 parking space for every 2.2 occupants at maximum occupancy.

Staff is able to support the applicant's parking design due to the limitation of concurrent use, the primary use of the site is for the sanctuary as a place of assembly, the provision of overflow parking, and occupant load restrictions of the building code that would require significant redesign of the construction type and exiting pattern if the intended occupancy level was to substantial change and increase. Staff has included a condition limiting the types of uses on the site as well as a condition restricting the use of the multipurpose room for assembly only if the overflow parking spaces are available on a regular basis for use by the church.

Staff has also included a recommended condition of approval to include low growing shrubs along the Sandia frontage to provide screening of the parking spaces. Staff has also included a condition to simplify the pedestrian path design for a direct connection to the street and to use pavers for non-required accessible paths through the landscaped areas.

The following Guidelines were considered in analysis of the project parking and circulation.

Name of Guidelines	Comments
<i>Parking A7- Separate pedestrian and automobile traffic paths, and minimize conflict areas for safety.</i>	Vehicle access is provided at the ends of the site, and pedestrian circulation is located in the center of the site.

Variance

The project design includes a requested Variance from the street frontage landscape requirement of 15 feet. The project includes a 10-foot wide street side landscape strip. The landscape strip is a requirement to have landscaping separate the sidewalk from improvements on the development site. The standard does permit for the inclusion of landscape area that is in the right-of-way when continuous with the private development sites landscaping. The applicant's justifications for the Variance concern the configuration of the abutting sidewalk.

The sidewalk is configured as ten feet of solid paving with tree wells near the curb. This is an atypical design within the city. The property to the west has a monolithic sidewalk and the property to the east has a landscape strip separating the sidewalk from the street, which is the current City standard specification. If the sidewalk was rebuilt as a monolithic sidewalk connecting

to the property to the west and transitioning to a landscape strip separation at the east end the design would allow for five feet of landscaping in the right-of-way plus the ten feet on the subject site meeting the requirement of 15 feet. The problem with this configuration is the displacement of fair quality street trees and the cost of repaving the sidewalk. In support of the Variance the applicant requests to be allowed to keep the existing sidewalk configuration with the exception that landscaping be put in place of the paving between the street trees. If the variance is denied, the project would likely need to be redesigned to remove landscaping area near the front of building and potentially reduce the footprint of the building.

Staff is able to support the requested Variance due to the atypical sidewalk design and the desire to retain the existing trees rather than reconfigure to a monolithic sidewalk. Findings supporting the Variance can be found in Attachment A.

Compliance with Development Standards/Guidelines: Although the site is zoned PF, the project is required to conform to the most restrictive abutting zoning district standards. The abutting zoning district is R-0. The project is in accordance with these development standards with the exception of the requested Variance. Other exceptions to the R-0 standards relate to the height limit of 30 feet. The Public Facility zone permits exceptions to the height by providing an additional half-foot of setback for each foot over 30 feet. In this case the building exceeds the minimum setback standards for its 32 feet of height. In addition to the exception for building height, architectural projections of up to 25 feet in height above the maximum height are also permissible by the zoning code. This allows for the 41-foot height of the cross feature at the entrance to the church.

Expected Impact on the Surroundings: The proposed project is an increase in building size as compared to the current facility but only a modest increase in sanctuary seating capacity of roughly 50 seats. The primary change of use is the request for a day care facility. This facility is the most likely activity to impact the adjoining neighborhood. The use will basically operate during the standard work hours and contribute to the peak hour traffic on Sandia Avenue. The peak hour of the use is estimated to generate approximately 50 additional trips to the site. However, due to the type of road and existing traffic volumes on Sandia Avenue staff does not believe there is a measurable impact to the operation of the street. Other concerns for the church expansion include the hours of operation and activities for the multi-purpose rooms. The limitation of shutting down by 10:00 pm will allow for a reasonable use of the facility while limiting activity and impacts of noise, traffic and lights on adjoining properties on a regular basis.

The site improvements will provide a landscaped buffer along the east property line. This is not a significant change due to the fact a fence currently separates the homes from the church. In regards to the Variance to the frontage landscape strip width, there is no change in width proposed from the current configuration and the addition of new landscaping will in fact enhance the site even if the Variance is approved. The applicant has taken care to design parking lot and site lighting that is sensitive to the surroundings. The lighting is 100% down lighting with poles not to exceed 15 feet in height.

Public Contact

The applicant held a neighborhood meeting in October which staff attended. At the meeting 10-20 members of the church were present at the meeting, however no non-members from the neighborhood were in attendance. Staff has received no comments on the proposed project.

A study session with the Planning Commission was held on January 9, 2006. The Planning Commission comments were centered upon the types and intensities of use, arrangement for shared off-site parking, and support for the architectural design of the proposed building.

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 63 notices mailed to the property owners and residents within 300 ft. of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Use Permit and variance. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

Alternatives

1. Adopt the Negative Declaration and approve the Use Permit and Variance with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit and Variance with modified conditions.
3. Adopt the Negative Declaration and deny the Use Permit.
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Alternative 1

Prepared by:



Kelly Diekmann
Project Planner

Reviewed by:



Gerri Caruso
Principal Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letters from the Applicant

Recommended Findings - Use Permit

Goals and Policies that relate to this project are:

Land Use and Transportation Element.

Policy N1.14 Support the provision of a full spectrum of public and quasi-public services (e.g., parks, day care, group living, recreation centers, religious institutions) that are appropriately located in residential, commercial, and industrial neighborhoods and ensure that they have beneficial effects on the surrounding area.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

Staff supports the proposed request in that it attains the objectives of General Plan by providing needed quasi-public and social uses for the community. For the Lakewood Area (population est. 11,000) there is one other church that is located on the west side of Lawrence Expressway. Furthermore, staff supports the expansion of the use and the initiation of day care services due to the site's location within a residential area as an appropriate location for such a use as compared to locating within commercial and industrial areas that creates inherent land use conflicts. The mix of uses including the church, recreation, and day care is supported by an action statement of the above policy to maximize the use of quasi-public facilities. The development meets the design objectives of the Citywide Design Guidelines and is a compatible design due to its site layout with large setbacks, parking agreement, landscaping and buffer yard, and architectural style and details.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

Staff supports the proposed request in that the General Plan recognizes the need for quasi-public and social uses to serve the community and that the development of this site is not detrimental to the general welfare or injurious to properties in the area due to the applicant's ability to develop the site to meet the City's objectives of its Citywide Design Guidelines and zoning standards. The reinvestment in site will be beneficial to the area and a substantial upgrade to existing site conditions.

Recommended Findings - Variance

1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

This finding is met for the following reasons. Due to the irregular design of the abutting sidewalk with 10 feet of paving and the desire to keep the existing street trees, there is an exceptional condition applicable to the site. Whereas reconfiguration of the sidewalk as a monolithic sidewalk would eliminate the need for the variance, but also cause the removal of nine City street trees which is undesirable. The privilege enjoyed within the PF zoning district in this vicinity is the location of a monolithic sidewalk along Fairwood Elementary's Fairwood Avenue street frontage allowing for parking and play areas within 15 feet of the front property line. The other adjacent properties are within R-0 zoning districts and as single-family homes do not have a frontage strip requirement.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

This finding is met for the following reasons. The current condition is a 10-foot separation of parking from the sidewalk with little or no healthy landscaping in that area. The improvements proposed with the development to the 10-foot landscape area will enhance the appearance of the site and in no way compromise the access or circulation through and around the site for vehicles or pedestrians. The Sandia frontage improvements will have no impact on the Fairwood Elementary School which is located one property to the west. The landscape strip and improvements and will be beneficial to the aesthetic for the nearby R-0 properties as compared to existing conditions.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

This finding is met for the following reasons. The landscape strip is intended to soften the visual look of the street frontage and provide separation and setback of uses. The proposed 10-foot landscape strip meets the intent of the ordinance by providing more than adequate area for trees and vegetative screening to grow and thrive. The Fairwood Elementary School has large sections of their Fairwood Avenue frontage with no landscape separation between hardscapes and the street. The surrounding R-0 properties have no frontage strip requirement.

Recommended Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project and include annotated responses with the first building permit submittal on where each condition has been addressed.
- C. The Use Permit shall expire if the full use of the site is discontinued for a period of one year or more.
- D. The use is limited to conducting one service or assembly of persons at any one time on the site.
- E. The multi-purpose room is not intended to be used for assembly uses concurrent with activities in the sanctuary.
- F. If at anytime the availability of the 50 overflow parking spaces is not available for use by the Church, uses and events that would require overflow parking are not permitted.
- G. Day Care is restricted to a maximum 58 children on site at any one time. No other education or school related use are permitted by this Use Permit. The day care staff shall promote and post contact information on arranging for car-pooling for its clients to lessen dependence on single occupant vehicle trips.
- H. The use of the facility shall generally follow the description of days and times of use as described in the table on the next page. Primarily times of assembly and worship are restricted to the weekends and holidays as noted. Day Care is intended to be coordinated with parent work schedules and is flexible within that context.

<i>Principal Uses</i>	<i>Hours</i>
Day Care	-Weekdays estimated from 8:00am to 5:00pm
Worship Services	-Saturday evening 1 service -Sunday morning 1 service, 2nd service if needed -Miscellaneous evening and holiday services -Misc. events as needed (e.g. weddings, funerals)
Social Activities and Group Meetings	-Primarily weekdays 7- 10 pm; may include early morning or daytime meetings
Recreation	-No use of facility after 10 pm

- I. The multi-purpose room shall not be utilized after 10:00pm.
- J. The church shall post good neighbor policies near the doorways to the east side and rear of the building explaining the need to discourage congregating outside at night, loitering, and to respect abutting neighbors and to leave the premises quietly.
- K. Out-of-door loudspeakers are prohibited.
- L. Obtain a Business License for the day care prior to occupancy.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Meet all Building Code requirements and obtain all necessary Building Permits.
- B. Obtain necessary Development Permit(s) from the Department of Public Works for all proposed and required off-site improvements, including all improvement in the public right-of-way.
- C. This project shall comply with all DPW/Engineering standard development requirements (available upon request).
- D. Meet state licensing requirements for operation of a day care facility.

3. FEES

- A. Pay traffic impact fee prior to issuance of building permits based on the per net new trip fee in place at the time payment is offered. Utilizing a SANDAG net new trip estimate for the church and 58 student day care combination, 19.44 new peak hour trips are generated. At this time the fee is estimated at \$34,745.11. At the

time payment is offered the fee will be charged on the maximum allowable students associated with the day care and the remaining church square footage (i.e. if the student levels are permanently lowered the fee is reduced). Complete payment is required at the time of issuance of the first unit's Building Permits.

4. Site Design/Parking

- A. Parking design shall be modified to include one accessible vanpool parking space.
- B. Trash enclosure shall be moved away from the east property line. With approval of design and location by the Director of Community Development, the enclosure may be moved into the rear yard of the site behind the church.
- C. Walkway connection to Sandia shall be modified to be a more direct connection to maximize landscaping.
- D. Utilize pavers for walkways not required to meet accessible standards.
- E. Designate compact parking spaces on the plan and on the site prior to occupancy of the building.
- F. Provide bicycle parking at a rate of one (1) Class I (or allocate appropriate space) and Class II (for up to 7 bicycles) parking spaces as approved by the Director of Community Development.

5. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Modify roof material to include a dimensional texture and appearance with composition roof shingles.
- C. Provide alternative accent color for proposed teal "Catalina."
- D. Provide detailed material finishes and color for all façades and accent features of the design. Contrast of texture and color are the primary concern of the review.
- E. Architectural treatments shall wrap to logical end points.
- F. Provide an alternative window type for the office and classroom façade of the east side of the building creating more complexity and interest with a gridded pattern or similar treatment.

6. LANDSCAPING

- A. Revise plans to include sections of low growing shrubs or hedges (3-4 feet in height) to provide screening of the parking spaces along Sandia Avenue.
- B. Landscape and irrigation plans are subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.
- C. Landscaping and irrigation shall be installed prior to occupancy of the building.
- D. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- E. Include a minimum of 70% of plantings as waterwise species. Designate such species on the planting schedule and design irrigation for reduced water needs.
- F. Planting Schedule shall include species name, size, and count of planting to be installed.
- G. Provide diagram of tree shading compliance for parking lots.
- H. Submit plans or pictures of fence design, including materials, for the fence design.
- I. Wherever there is a grade differential greater than 12 inches, a concrete or masonry retaining wall shall be installed. Such a wall shall not be designed to infringe on the root system of protected trees on adjoining properties. Post and pier perimeter boundary walls may be required to ensure the protection of existing trees on adjacent sites
- J. Provide a separate water meter for irrigation and domestic water.

7. STORMWATER

- A. Fossil filters for stormwater BMPs are not permitted. Provide alternative treatment measures.
- B. Provide a third party certified stormwater management plan prior to the issuance of Building Permits.
- C. Prior to the issuance of Building Permits the certifying engineer shall provide a letter stating no conflict between the stormwater management plan and proposed landscaping and grading plans.
- D. In the final stormwater Management Plan there shall be provisions for post construction Best Management Practices recorded against

the property for the stormwater management plan and ongoing maintenance and reporting requirements.

- E. An Impervious Surface Calculation worksheet is required to be completed and submitted to the California Regional Water Quality Control Board prior to issuance of a Building Permit.

8. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, include the approved tree protection plan in the plan set.
- B. Trees on adjacent property that extend over the property line are to be included on the tree protection plan. Perimeter wall construction shall take protection of off site tree roots into design consideration.
- C. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- D. The tree protection plan shall remain in place for the duration of construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

9. LIGHTING

- A. Prior to issuance of a Building Permit submit an exterior lighting plan in accordance with the current proposed plan, including fixture and pole designs, for approval by the Director of Community Development. Lighting plan shall include the following:
 - 1. Review the level of illumination proposed in the plan for opportunities to reduce levels of light through lower wattages or placement of luminaries. Bollard lighting is encourage in pedestrian oriented areas in lieu of poles.
 - 2. Include High pressure Sodium vapor or other illumination with an equivalent energy efficiency.
 - 3. Provide photocells for on/off control of all security and area lights.
 - 4. All exterior security lights shall be equipped with vandal resistant covers.
 - 5. Wall packs shall not extend above the roof of the building.
 - 6. Lights shall have shields to prevent glare onto adjacent residential properties.

7. Maximum height of 15 feet for height of luminary as measured from grade to the luminary lens. Forward throwing luminaries as high as fifteen feet may be approved by the Director of Community Development.

10. RECYCLING AND SOLID WASTE

- A. Submit a revised detailed recycling and solid waste disposal facility design to the Director of Community Development for approval prior to the issuance of Building Permits.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures. Contact the Solid Waste division for all specifications.
- C. The design shall include a concrete stress pad able to support a 58,000 lb. truck.
- D. The trash enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.

11. SIGNS

- A. All new signs shall be in conformance with Sunnyvale Municipal Code and require a separate Miscellaneous Plan Permit.

12. UNDERGROUND UTILITIES

- A. Any existing utilities and service drops on the site or along the adjacent public right-of-way shall be undergrounded. (While none were noted by staff, if such utilities are identified during the development of this project, applicant shall meet all City requirements).

13. PUBLIC WORKS

- A. Provide water and sewer lateral service to the site in accordance with standard city specifications.
- B. Additional connections fees may be required for expansion of the facility, contact Public Works.
- C. Provide driveway approaches in the right-of-way in compliance with standard city specifications.
- D. Modify the abutting sidewalk pattern from the west driveway to the east property line to remove the paving between the street trees and allow for a minimum of a five-foot sidewalk in configuration approved by the Transportation Division.
- E. All existing utility lines and /or their appurtenances not serving the project and/or have conflicts with the project, shall be capped,

abandoned, removed, relocated and/or disposed to the satisfaction of the City.

- F. Install stop signs at driveway exits.

14. WATER TREATMENT

- A. As applicable to 12.12.027 for food facilities, provide grease interceptors for kitchen. Contact pretreatment Program / Water Pollution Control Robert Gallo 408-730-7737 for specific requirements

15. FIRE SAFETY

- A. As applicable, comply with the requirements contained in Sunnyvale Municipal Code Chapter 16.52, 16.53 and 16.54; California Fire Code, Title 19 California Code of Regulations.
- B. The water supply for fire protection and fire fighting shall be approved by the Department of Public Safety.
- C. Fire access lanes are required and shall be marked in accordance with MC 16.52.160, UFC 901.